

**PB# 97-13**

**KUPRYCH, STEPHEN**

**35-1-50**

- 13 KUPRYCH, STEPHEN - SITE PLAN  
RT. 32 (HILDRETH)

Approved 5/19/97

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MADE IN U.S.A.  
© Wilson-Jones, 1988

DATE 4-4-97 RECEIPT NUMBER 97-13  
 RECEIVED FROM Faith + Stephen Kuprych  
 Address 60 Saddleback Ridge - Wallkill, N.Y. 12589  
Seven Hundred Fifty 00/100 DOLLARS \$750.00  
 FOR S.P. Escrow

ACCOUNT			HOW PAID		
BEGINNING BALANCE	750	00	CASH		
AMOUNT PAID	750	00	CHECK	#	1262
BALANCE DUE	-0-		MONEY ORDER		

By [Signature]  
Mrs. Hansen, Secretary

TOWN OF NEW WINDSOR  
 555 Union Avenue  
 New Windsor, NY 12553

## General Receipt

16226

April 4 1997

Received from Faith + Stephen Kuprych \$100.00  
One Hundred 00/100 DOLLARS

For P.B. # 97-13

### DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CR # 1262</u>		<u>100.00</u>

By Dorothy H. Hansen  
Town Clerk  
 TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

Planning Board  
 Town Hall  
 555 Union Ave.  
 New Windsor, N.Y. 12553

© Wilson-Jones, 1988

DATE May 12, 1997 RECEIPT NUMBER 97-13  
 RECEIVED FROM Faith + Stephen Kuprych  
 Address 60 Saddleback Ridge - Wallkill, N.Y. 12589  
One Hundred Eighty-Eight 26/100 DOLLARS \$188.26  
 FOR 20% of Cost Estimate (\$9,413.00) Inspection fee

ACCOUNT			HOW PAID		
BEGINNING BALANCE	188	26	CASH		
AMOUNT PAID	188	26	CHECK	#	1307
BALANCE DUE	-0-		MONEY ORDER		

By [Signature]  
Mrs. Hansen, Secretary

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12553

## General Receipt

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FUND	CODE	AMOUNT
CR # 1262		100.00

By Dorothy H. Hansen

Town Clerk  
TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

Wilson Jones - Carbonless - S1642-4WCL Duplicate - S1644-4WCL Triplicate  
Planning Board  
Town Hall  
555 Union Ave.  
New Windsor, N.Y. 12553  
© Wilson Jones, 1988

DATE May 12, 1997

RECEIPT NUMBER 97-13

RECEIVED FROM Faith + Stephen Kuprych

Address 60 Saddleback Ridge - Wallkill, N.Y. 12589

One Hundred Eighty-Eight 26/100 DOLLARS \$188.26

FOR 20% of Cost Estimate (\$9,413.00) Inspection fee

ACCOUNT			HOW PAID		
BEGINNING BALANCE	188	26	CASH		
AMOUNT PAID	188	26	CHECK	# 1307	
BALANCE DUE	-0		MONEY ORDER		

BY [Signature] Commissioner  
Mona Hansen, Secretary

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12553

## General Receipt

16324

May 13 1997

Received from Faith + Stephen Kuprych \$100.00

One Hundred 00/100 DOLLARS

For Planning Bd # 97-13

DISTRIBUTION:

FUND	CODE	AMOUNT
CR # 1306		100.00

By Dorothy H. Hansen

Town Clerk  
TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

4/29/97.  
Cost Est. App.  
Comp fee.



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** KUPRYCH SITE PLAN  
**PROJECT LOCATION:** 279 WINDSOR HIGHWAY (NYS ROUTE 32)  
SECTION 35-BLOCK 1-LOT 50  
**PROJECT NUMBER:** 97-13  
**DATE:** 23 APRIL 1997  
**DESCRIPTION:** THE APPLICATION PROPOSES THE CONVERSION OF AN EXISTING RESIDENCE TO AN OFFICE/RETAIL BUILDING WITH CARETAKER APARTMENT. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 9 APRIL 1997 PLANNING BOARD MEETING.

1. The plan properly references Uses A-1 and A-3. Bulk information relative to these uses appears correct and the requested corrections to the bulk table have been accomplished.

The plan should also include a reference, by note, to the continued residential use in the form of a caretaker apartment, Use B-10.

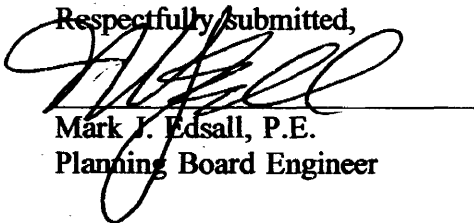
2. The Applicant has corrected the details on the plan as per my previous request. The details as proposed will now appear to be acceptable.
3. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
4. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 2**

**REVIEW NAME:** KUPRYCH SITE PLAN  
**PROJECT LOCATION:** 279 WINDSOR HIGHWAY (NYS ROUTE 32)  
SECTION 35-BLOCK 1-LOT 50  
**PROJECT NUMBER:** 97-13  
**DATE:** 23 APRIL 1997

5. At this time, I am aware of no additional information which is required for this application. If all the procedural items noted above are completed, I believe the Board could proceed to grant conditional site plan approval, subject to adding the note referenced above, the issuance of a Highway Work Permit from NYSDOT, submission of a Site Improvement Cost Estimate and payment of necessary fees.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:KUPRY2.mk



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY  
and PENNSYLVANIA

3 March 1998

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640  
e-mail: mheny@att.net
- ☐ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765  
e-mail: mhpa@ptd.net



**MEMORANDUM**

**TO: Michael Babcock, Town Building Inspector**

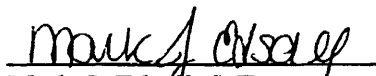
**FROM: Mark J. Edsall, P.E., Planning Board Engineer**

**SUBJECT: KUPRYCH SITE PLAN  
FIELD REVIEW - SITE COMPLETION - 27 FEBRUARY 1998  
NEW WINDSOR PLANNING BOARD NO. 97-13**

This memorandum shall confirm our joint field review of the subject site on the afternoon of 27 February 1998.

Based on our observations, it is my opinion that the site has been completed in an acceptable manner, in accordance with the plan as stamped approved by the Planning Board on 19 May 1997. I see no reason why the Certificate of Occupancy could not be issued.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJesh

cc: James Petro, Planning Board Chairman

a:kupry3-3.sh

KUPRYCH, STEPHEN SITE PLAN (97-13) RT. 32

Mr. William Hildreth appeared before the board for this proposal.

MR. PETRO: Bring us up to date, I know last meeting when you were here, we had some discussion whether or not they were going to put an additional building in the rear of the property.

MR. HILDRETH: They have no immediate plans to do anything, they know and understand full well that anything they do in the future depending on what it is may require another submission before the board at the very least, it would require a building permit, but they have no plans for now. So that the plan you see before you is only revised with respect to the comments received last time, bulk tables and whatnot, one thing in talking with Don Greene, he suggested that the entrance, the curbed, the proposed curbed entrance be widened to 30 feet which I did.

MR. PETRO: Those curbs are not there now?

MR. HILDRETH: No, the only curbs there now are on the left-hand side.

MR. LANDER: By the pool guy?

MR. STENT: You have a different plan?

MR. HILDRETH: No.

MR. LUCAS: They did all these curbs.

MR. PETRO: They only replaced what was existing at the time, they didn't add any new to any properties. If you had curbs there, they smashed them took them down and rebuilt them, but they didn't add anything so if there was nothing there, nothing happened.

MR. HILDRETH: No, this is the revised plan.

MR. STENT: Showing 30 foot.



MR. HILDRETH: Correct, it's been widened to 30, it was 24, no driveways, minor driveways only have to be 24 but Don suggested it be widened because of the shorter radius, those aren't 15 foot radius. Made sense. The DOT permit application has been made, they don't have the paperwork back yet and I have submitted an improvement estimate for this project, that is it.

MR. LANDER: That is not a problem with DOT?

MR. HILDRETH: No, right, I revised the plans, sent him three copies, they paid their fee and the paperwork's being processed, they just don't have the--

MR. PETRO: We have highway approval on 4/17/97 and fire approval on 4/15/97 for the minutes. Flag pole gentlemen I know we're getting--

MR. HILDRETH: We're right next to the flag guy.

MR. PETRO: We mention it to you.

MR. LANDER: Are you saying there's enough flags there?

MR. KRIEGER: It's a suggestion, not a requirement.

MR. HILDRETH: I normally put them on, I left it off this one on purpose.

MR. PETRO: There are quite a few there, yeah.

MR. LANDER: Let's talk about the public hearing, is there a need for one?

MR. STENT: I don't think there is any reason to have one, the building has been there, we're not changing the footprint.

MR. LANDER: The building is going to remain the same size.

MR. PETRO: Orange County Pools on the north side and Flag Guys on the opposite side.

MR. STENT: It's zoned commercial and the apartment was

there before so.

MR. LUCAS: Who's across the street?

MR. LANDER: I am, Uncle Chu's.

MR. PETRO: Uncle Chu's is across the street, a restaurant and Lander Paving is across the street so it is a business area.

MR. STENT: Make a motion we waive the public hearing on the Kuprych site plan.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive public hearing on the Kuprych site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. LANDER: Motion to declare negative dec.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Kuprych site plan on Windsor Highway. Is there any further discussion from the board members?

MR. HILDRETH: There's one comment from the engineer that is going to require adding a note so I will have to add that note before I bring the plans back.

MR. PETRO: Right now we're doing SEQRA process.

MR. HILDRETH: Nothing to do with SEQRA, I'm sorry, Jim, I jumped in on you.

MR. PETRO: Back with the roll call.

ROLL CALL

MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Mark, do you see anything further that we need to go over?

MR. STENT: What about the first paragraph in 2?

MR. EDSALL: Answer to your question the only note that I suggested to Bill that he add and I did apologize to him for not picking this up on the last review, was a note indicating that the residential use is a continued use as far as that caretaker apartment cause I don't want any question in the future that they should or should not have gone for a variance so we'll just put that on the plan so it is clean and clear.

MR. HILDRETH: Yes.

MR. EDSALL: Other than that, I think they have accomplished everything that we have asked.

MR. PETRO: Of course any final approval which seems is going to happen very shortly here, you would have to have the highway work permit and site improvements, cost estimate.

MR. HILDRETH: I have submitted the estimate.

MR. BABCOCK: Usually the highway work permit is something that happens at the time of building permit, that is the way we have been doing them.

MR. HILDRETH: Paperwork's in Poughkeepsie.

MR. EDSALL: Plan can be stamped but obviously the site plan is conditioned on them getting one so that they could not get a building permit unless they have that

April 23, 1997

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permit, that is the way Don Greene has asked that we do it.

MR. PETRO: Fine with me.

MR. STENT: Do you want that in the motion?

MR. PETRO: No.

MR. STENT: Make a motion that we approve Kuprych site plan.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and second that the New Windsor Planning Board grant final approval to the Kuprych site plan at 279 Windsor Highway. Is there any further discussion from the board members, subject to issuance of a highway permit from the New York State DOT and submission of the site improvement costs estimate and payment of fees and note that Bill has to add to the plan, at that time, the secretary or myself can sign the plan and you'll be all set.

MR. HILDRETH: Very good.

ROLL CALL

MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/19/97

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 97-13

NAME: KUPRYCH, STEPHEN SITE PLAN

APPLICANT: KUPRYCH, STEPHEN & FAITH

---DATE---	MEETING-PURPOSE-----	ACTION-TAKEN-----
05/19/97	PLANS STAMPED	APPROVED
04/23/97	P.B. APPEARANCE . WVE PH - N.D.; NEED NOTE ON PLAN - PAY FEES	APPRD. CONDITIONAL
04/09/97	P.B. APPEARANCE . UNCOORDINATED REVIEW FOR THE LEAD AGENCY - APPLICANT TO SEND . TO D.O.T. - DOES NOT NEED NEW SPECIAL PERMIT	LA: RETURN
04/02/97	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/19/97

PAGE: 1

LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 97-13

NAME: KUPRYCH, STEPHEN SITE PLAN  
APPLICANT: KUPRYCH, STEPHEN & FAITH

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	--AMT-PAID	--BAL-DUE
05/12/97	APPROVAL FEE	CHG	100.00		
05/12/97	REC. CK. #1306	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/19/97

PAGE: 1

LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 97-13

NAME: KUPRYCH, STEPHEN SITE PLAN

APPLICANT: KUPRYCH, STEPHEN & FAITH

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/12/97	2% OF COST ESTIMATE \$9413.0	CHG	188.26		
05/12/97	REC. CK. #1307	PAID		188.26	
		TOTAL:	188.26	188.26	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/19/97

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 97-13

NAME: KUPRYCH, STEPHEN SITE PLAN  
APPLICANT: KUPRYCH, STEPHEN & FAITH

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	04/04/97	EAF SUBMITTED	04/03/97	WITH APPLICATION
ORIG	04/04/97	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	04/04/97	LEAD AGENCY DECLARED	04/09/97	TOOK LEAD AGENCY
ORIG	04/04/97	DECLARATION (POS/NEG)	04/23/97	DECL. NEG DEC
ORIG	04/04/97	PUBLIC HEARING	04/23/97	WAIVE P.H.



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/23/97

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 97-13

NAME: KUPRYCH, STEPHEN SITE PLAN  
APPLICANT: KUPRYCH, STEPHEN & FAITH

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	04/11/97	MUNICIPAL HIGHWAY	04/17/97	APPROVED
REV1	04/11/97	MUNICIPAL WATER	04/15/97	APPROVED
REV1	04/11/97	MUNICIPAL SEWER	/ /	
REV1	04/11/97	MUNICIPAL FIRE	04/15/97	APPROVED
ORIG	04/04/97	MUNICIPAL HIGHWAY	04/07/97	APPROVED
ORIG	04/04/97	MUNICIPAL WATER . NOTIFY WATER DEPT. FOR WATER MAIN MARK-OUT	04/07/97	APPROVED
ORIG	04/04/97	MUNICIPAL SEWER	04/11/97	SUPERSEDED BY REV1
ORIG	04/04/97	MUNICIPAL FIRE	04/08/97	APPROVED

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/13/97

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 97-13

NAME: KUPRYCH, STEPHEN SITE PLAN  
APPLICANT: KUPRYCH, STEPHEN & FAITH

---DATE---	DESCRIPTION-----	TRANS	---AMT-CHG	---AMT-PAID	---BAL-DUE
04/03/97	REC. CK. #1263	PAID		750.00	
04/09/97	P.B. ATTY. FEE	CHG	35.00		
04/09/97	P.B. MINUTES	CHG	40.50		
04/23/97	P.B. ATTY. FEE	CHG	35.00		
04/23/97	P.B. MINUTES	CHG	22.50		
05/01/97	P.B. ENGINEER FEE	CHG	148.00		
05/13/97	RET. TO APPLICANT	CHG	469.00		
		TOTAL:	750.00	750.00	0.00

*Please issue a check in  
the amount of \$469.00 to:*

*Faith & Stephen Kuprych  
60 Saddleback Ridge  
Wallkill, N.Y. 12589*

97-13

*Stephen Kuprych*

SITE PLAN FEES - TOWN OF NEW WINDSOR  
(INCLUDING SPECIAL PERMIT)

APPLICATION FEE:.....\$ 100.00

\*\*\*\*\*

ESCROW:

SITE PLANS (\$750.00 - \$2,000.00).....\$ X

MULTI-FAMILY SITE PLANS:

       UNITS @ \$100.00 PER UNIT (UP TO 40 UNITS)....\$ X

       UNITS @ \$25.00 PER UNIT (AFTER 40 UNITS).....\$ X

TOTAL ESCROW PAID:.....\$ X

\*\*\*\*\*

PLAN REVIEW FEE: (EXCEPT MULTI-FAMILY) \$ 100.00 (1)

PLAN REVIEW FEE (MULTI-FAMILY): A. \$100.00  
PLUS \$25.00/UNIT B.       

TOTAL OF A & B:\$       

RECREATION FEE: (MULTI-FAMILY)

\$500.00 PER UNIT

       @ \$500.00 EA. EQUALS: \$         
NUMBER OF UNITS

SITE IMPROVEMENT COST ESTIMATE: \$ 9413.00

2% OF COST ESTIMATE \$ 188.26 EQUALS \$ 188.26 (2)

TOTAL ESCROW PAID:.....\$ 750.00

TO BE DEDUCTED FROM ESCROW: 281.00

RETURN TO APPLICANT: \$ 469.00

ADDITIONAL DUE: \$

AS OF: 04/30/97

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 97- 13

FOR WORK DONE PRIOR TO: 04/30/97

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----				
								TIME	EXP.	BILLED	BALANCE	
97-13	18953	04/02/97	TIME	MJE	NS KUPRYCH S/P	75.00	0.30	22.50				
97-13	17793	04/09/97	TIME	MCK	CL KUPRYCH RVW COMM	28.00	0.50	14.00				
97-13	18965	04/09/97	TIME	MJE	MC KUPRYCH S/P	75.00	0.60	45.00				
97-13	18967	04/10/97	TIME	MJE	MC KUPRYCH 7 LS	75.00	0.30	22.50				
97-13	18978	04/22/97	TIME	MJE	MC KUPRYCH 7 LS	75.00	0.30	22.50				
97-13	16790	04/23/97	TIME	MCK	CL KUPRYCH RVW COMM	28.00	0.50	14.00				
97-13	18987	04/23/97	TIME	MJE	MM KUPRYCH COND S/P APP	75.00	0.10	7.50				
TASK TOTAL								148.00	0.00	0.00	148.00	
GRAND TOTAL								148.00	0.00	0.00	148.00	

TOWN OF NEW WINDSOR PLANNING BOARD  
STEPHEN R. KUPRYCH SITE PLAN  
IMPROVEMENT ESTIMATE  
(Planning Board No. 97-13)

ITEM	QUANTITY	UNIT PRICE	AMOUNT
Paving/Subbase	445 s.y.	\$10/s.y.	\$4450
Concrete Curb	145 l.f.	\$9/l.f.	1305
Asphalt Curb	120 l.f.	\$5.50/l.f.	<del>660</del> 660
Landscaping (Bushes)	9	\$25/ea.	225
Topsoil/Seeding	80 s.y.	.50/s.y.	40
Parking Lot Striping	57 l.f.	.40/l.f.	23
Handicap Sign and Striping	1	L.S.	100
Concrete Walk	30 s.y.	<del>\$30/s.y.</del> 37	<del>900</del> 1110
Building Mounted Lights	2	\$250 ea.	500
Sign	1	L.S.	1000
TOTAL			<del>\$9145</del> 9413
2% AK Inspection Fee			<del>\$366</del> 188.26

TOWN OF NEW WINDSOR PLANNING BOARD  
STEPHEN R. KUPRYCH SITE PLAN  
IMPROVEMENT ESTIMATE  
(Planning Board No. 97-13)

ITEM	QUANTITY	UNIT PRICE	AMOUNT
Paving/Subbase	445 s.y.	\$10/s.y.	\$4450
Concrete Curb	145 l.f.	\$9/l.f.	1305
Asphalt Curb	120 l.f.	\$5.50/l.f.	600
Landscaping (Bushes)	9	\$25/ea.	225
Topsoil/Seeding	80 s.y.	.50/s.y.	40
Parking Lot Striping	57 l.f.	.40/l.f.	23
Handicap Sign and Striping	1	L.S.	100
Concrete Walk	30 s.y.	\$30/s.y.	900
Building Mounted Lights	2	\$250 ea.	500
Sign	1	L.S.	1000
TOTAL			\$9143
4% Inspection Fee			\$ 366

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/29/97

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 97-13

NAME: KUPRYCH, STEPHEN SITE PLAN  
APPLICANT: KUPRYCH, STEPHEN & FAITH

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	04/04/97	EAF SUBMITTED	04/03/97	WITH APPLICATION
ORIG	04/04/97	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	04/04/97	LEAD AGENCY DECLARED	04/09/97	TOOK LEAD AGENCY
ORIG	04/04/97	DECLARATION (POS/NEG)	04/23/97	DECL. NEG DEC
ORIG	04/04/97	PUBLIC HEARING	04/23/97	WAIVE P.H.



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

P.H. (S) S LN 4 days  
N.D. (S) LN 4 days  
Approval (S) S LN 4 days

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

*Cost Estimate Submitted - fees*  
*Need Revised Plan*  
**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** KUPRYCH SITE PLAN  
**PROJECT LOCATION:** 279 WINDSOR HIGHWAY (NYS ROUTE 32)  
SECTION 35-BLOCK 1-LOT 50  
**PROJECT NUMBER:** 97-13  
**DATE:** 23 APRIL 1997  
**DESCRIPTION:** THE APPLICATION PROPOSES THE CONVERSION OF AN  
EXISTING RESIDENCE TO AN OFFICE/RETAIL BUILDING  
WITH CARETAKER APARTMENT. THE PLAN WAS  
PREVIOUSLY REVIEWED AT THE 9 APRIL 1997 PLANNING  
BOARD MEETING.

1. The plan properly references Uses A-1 and A-3. Bulk information relative to these uses appears correct and the requested corrections to the bulk table have been accomplished.

*New Plans* → The plan should also include a reference, by note, to the continued residential use in the form of a caretaker apartment, Use B-10.

2. The Applicant has corrected the details on the plan as per my previous request. The details as proposed will now appear to be acceptable.
3. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
4. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.



**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 2**

**REVIEW NAME:** KUPRYCH SITE PLAN  
**PROJECT LOCATION:** 279 WINDSOR HIGHWAY (NYS ROUTE 32)  
SECTION 35-BLOCK 1-LOT 50  
**PROJECT NUMBER:** 97-13  
**DATE:** 23 APRIL 1997

5. At this time, I am aware of no additional information which is required for this application. If all the procedural items noted above are completed, I believe the Board could proceed to grant conditional site plan approval, subject to adding the note referenced above, the issuance of a Highway Work Permit from NYSDOT, submission of a Site Improvement Cost Estimate and payment of necessary fees.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:KUPRY2.mk

# RESULTS OF P.B. MEETING

DATE: April 9, 1997

PROJECT NAME: Kuprych, Stephen S.P. PROJECT NUMBER 97-13

\*\*\*\*\*

LEAD AGENCY: Uncoordinated Review \* NEGATIVE DEC:

M) LU S) LN VOTE: A 5 N 0 \* M)    S)    VOTE: A    N   

CARRIED: YES ✓ NO    \* CARRIED: YES:    NO   

\*\*\*\*\*

PUBLIC HEARING: M)    S)    VOTE: A    N   

WAIVED: YES    NO   

SEND TO OR. CO. PLANNING: M)    S)    VOTE: A    N    YES    NO   

SEND TO DEPT. OF TRANSPORT: M)    S)    VOTE: A    N    YES    NO   

DISAPP: REFER TO Z.B.A.: M)    S)    VOTE: A    N    YES    NO   

RETURN TO WORK SHOP: YES    NO   

APPROVAL:

M)    S)    VOTE: A    N    APPROVED:   

M)    S)    VOTE: A    N    APPR. CONDITIONALLY:   

NEED NEW PLANS: YES    NO   

DISCUSSION/APPROVAL CONDITIONS:   

Send to DOT

Does not need a special permit - Continued residential Use

KUPRYCH, STEPHEN SITE PLAN (97-13) RT. 32

Mr. William Hildreth appeared before the board for this proposal.

MR. HILDRETH: Applicants are also here this evening, Stephen and Faith Kuprych. This piece of property is on Route 32 on the east, well, south or east side, whenever, about 600 feet south of Willow Avenue. It's between the flag place and the pool place. Everybody knows where that is, right?

MR. PETRO: Is this where the dirt went?

MR. LANDER: Yes.

MR. HILDRETH: It consists of a little over an acre and it's split by a zone line, the existing development and proposed improvements are in the C zone which extends from Route 32 to depth of 200 feet, remainder of the property is in an R-4 zone. The site consists of an existing residence which from which the garage has been removed and the proposed development consists of turning a portion of it into commercial at this time either office or retail, I have set the parking up for the most restrictive use. They don't have a tenant. They are not too sure but they wanted to make it commercial and a two bedroom apartment in the remainder of the existing residence. The existing garage is shale, it is located at the extreme southern boundary in order to comply with the DOT entrance requirements and curbing and whatnot, the entrance itself has been moved north a little bit and then it will swing back into the existing driveway. The parking lot will be paved and the pavement will stop part way back to retain the shale to accommodate the drainage that is basically an existing drainage pattern. Now that goes into a slight swale on the property line and shoots down into the back all the way in the back 600 feet back there's a stream that eventually takes all this water.

MR. PETRO: While we're talking about way back there, towards the back of the property, people have been coming in on the strip, we have been looking for a 20

foot drainage easement for the water to collect. We have been getting them as we go along to get the water, there's a water problem in the homes behind the property. Would the applicant have any problem with granting that to the Town of New Windsor for a 20 foot drainage easement?

MR. HILDRETH: You're talking about extending this property 20 feet basically the entire stream is off this property, and I'm not trying to talk you out of it, but would you still need a 20 foot easement on this property?

MR. EDSALL: This is downgrade far enough on that whole drainage system where the stream actually is curving into an easterly direction and is off the property.

MR. LANDER: I think it makes a turn that is right in the bottom of the loop and the water does come down that hill, then it turns right behind Cavalari's and Primavera's cause Cavalari's the one next door because the culvert comes underneath 32 between the flag guy and Primavera that have portions--

MR. HILDRETH: Additionally, if you look at the elevations right near the rear property corners, it drops from four to six feet down at the edge of the stream.

MR. PETRO: My request is premature.

MR. EDSALL: I can doublecheck, we have got a project that has been granted some money by the Community Development Office out of Goshen and I will check to see what the routing is but I think it's off this property.

MR. PETRO: Okay.

MR. HILDRETH: If an easement you know would be, if and when would be advantageous, I'm sure that something can be done.

MR. PETRO: This curb cut up in the front it is existing or just put in by the state?

MR. HILDRETH: No, what I am showing in front of this property is proposed, the only existing curbing lies in front of the pool place, just north of this property, the rest of it in the configuration that I have shown it is proposed.

MR. STENT: You're going to stay with this?

MR. HILDRETH: Don has seen this but he hasn't, you know, this is our first appearance before the planning board, so he has no correspondence officially but he has seen it, he doesn't have problems with it.

MR. PETRO: What about on-site drainage?

MR. HILDRETH: There's no improvements proposed in terms of catch basins or piping, I have set the proposed grades for the parking lot in front so that everything drains to the rear where it's going now anyway.

MR. PETRO: There is no--

MR. HILDRETH: It's such a small parking lot.

MR. PETRO: There is no sheet flow onto 32, it's all draining away from 32.

MR. HILDRETH: Correct, in fact what happens some of the drainage from 32 goes on this site, I'm hoping that this curbing can be structured in such a way that it continues down the edge of the road so it gets to the stream.

MR. LANDER: Before that road was raised six inches, a lot of the water from Uncle Chu's and that side of 32 would cross the road and run down this driveway, jump right across of 32 and head down that property line.

MR. LUCAS: Now it catches the stream.

MR. LANDER: Well, that is where all this water is supposed to go but before the road was raised six inches, it used to cross the road because the culvert

by Uncle Chu's isn't big enough to handle it.

MR. PETRO: Obviously, Bill knows what he is doing, he drew it on the plan, so I assume it's correct, but the caretaker apartment is not a problem with this zone as it's drawn here, no variances would be required.

MR. KRIEGER: Bill, what changes are going to be made to the outside of the structure?

MR. HILDRETH: There's a front entrance going to be put as far as facing Route 32 at the southern quarter, there is no door there, as I recall, so that would be a change as far as the siding and whatnot that is on there now that is coming off and I defer to the clients.

MR. KRIEGER: Dimensions wise?

MR. HILDRETH: Footprint, there is nothing, in fact there was a garage that was attached, that has been--

MR. KRIEGER: It will be less, if anything.

MR. HILDRETH: What we're showing is already minus the garage which was gone.

MR. LUCAS: What was it before?

MR. HILDRETH: It was a residential home.

MR. BABCOCK: Because of that, it was an existing single family home, we're saying it's a continuation of that but now since he's putting an office in there it becomes an apartment.

MR. KRIEGER: I would agree, it can be treated as a continuation, that is why I asked him the question about the structure.

MR. PETRO: It's certainly been occupied within the last year so we'll let it go at that, especially this special use permit is not needed either.

MR. EDSALL: That is the answer, I hope.

MR. PETRO: Somebody has been living there, correct, yes.

MR. HILDRETH: Only other thing I wanted to say was zoning requirements irrespective of the apartment which you just discussed are all met with the exception of existing nonconformities which have not been made any worse, things like side yard, building height and I believe lot width and obviously lot width is something we can't do anything about. But the parking requirements are met, the parcel area of course is met even though it's long and skinny.

MR. PETRO: You're not creating any new footprint, you're just here for a change of use.

MR. HILDRETH: All the changes can be done easily.

MR. PETRO: They are cleaning the lot up.

MR. LANDER: It's a shame that we have a lot that is so long, I mean it's 400 feet from the end of the commercial zone, I mean what do you do with the rest of this property?

MR. LUCAS: Driving range.

MR. LANDER: Seriously, all these--you go right up the road and it's 200 feet back is commercial and after that because we know Lenny Baker was in here how many times trying to get that changed for the transmission place.

MR. LUCAS: Steve, do you have any ideas what to do with that or leave it green?

MR. KYPRYCH: It's really, it's kind of a hardship situation because you can't access it, the first 200 feet in off the highway, what can I do back there, put a house, I don't think that is possible. I would like to put a garage back there maybe but 400 feet, it's just real narrow what else can you do with it?

MR. LANDER: It's a ways, it's not only Steve's lot but

**PREVIOUS  
DOCUMENT  
IN POOR  
ORIGINAL  
CONDITION**



all of them, Primavera's.

MR. HILDRETH: You can't sewer it, you can't develop it.

MR. KUPRYCH: Can I put a garage on that residential area back there?

MR. BABCOCK: Sure, for the use of this building.

MR. PETRO: Accessory.

MR. BABCOCK: Accessory to this building.

MR. KYPRYCH: Can I make the garage 300 feet deep?

MR. BABCOCK: Those are the gentlemen you need to ask that to. I think if you are proposing a garage, it won't be a bad idea if you are talking a garage when I'm saying a garage, 24 x 24.

MR. KYPRYCH: Something like that, right, exactly.

MR. BABCOCK: Just I mean if you want something bigger, you can put it right on the plan.

MR. KYPRYCH: That is the only use I can see.

MR. HILDRETH: If you wanted to do 24 x 24 a year from that, is that just a building permit or require site plan amendment?

MR. BABCOCK: Basically, if it's a garage for the apartment, it's a building permit.

MR. LANDER: If it's a garage for the office.

MR. BABCOCK: Commercial use, it would be through this planning board, so really if you want to make, if you want to use it for anything other than to park two cars in for this apartment, you should put it on this plan.

MR. PETRO: Now I will.

MR. HILDRETH: Why come back?

MR. PETRO: For this application it will save you the whole step.

MR. LUCAS: Bill doesn't want you to come back twice for this.

MR. PETRO: We have fire approval on 4/8/97 and highway approval on 4/7/97, of course that is local, this will have to go to the state for the curb cut and you have to get that started.

MR. HILDRETH: Now, is the first step does Don Greene now get contacted by the town because I have been before here or do you want me to?

MR. PETRO: You go to Don Greene and start the application.

MR. PETRO: I did all the approvals as noted and Mark's note number 3, Bill, you're aware of this is 9 x 19?

MR. HILDRETH: That is the way they were done.

MR. PETRO: We have a memorandum from the supervisor that that is going to be enacted so we're going to go along with that plus previous actions have been taken and I assume we can take lead agency.

MR. LUCAS: Motion we take lead agency.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that we accept lead agency for the Kuprych site plan on Windsor Highway.

MR. EDSALL: In the record make it clear that you are doing an uncoordinated review, that you are not going to coordinate with DOT, let them do their own review.

MR. PETRO: Thank you. It's stated in the minutes as Mark has stated. Receive a motion and now roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: I will listen to comments from the board members.

MR. LANDER: How are we viewing this as, do we need a special permit for this?

MR. EDSALL: No.

MR. BABCOCK: So it is your discretion.

MR. STENT: I don't think it's necessary.

MR. DUBALDI: I don't think so. Make a motion we waive the public hearing.

MR. PETRO: Before you make that motion we're either going to do this or if you feel there's an indication that the applicant is going to plot a garage on the back of this property or commercial building because it won't be a garage once he plots it, it will be a commercial building, then I don't know whether or not we wanted to not have a public hearing.

MR. LANDER: Would you run that past me one more time?

MR. PETRO: He's thinking of plotting another building on this property now through the discussion that we had prior, okay, and we're going to waive the public hearing or if we're going to take a motion to waive the public hearing, do we want to continue with that if there's going to be an additional building on this property and especially a building in the R-4 zone?

MR. LUCAS: Waive the public hearing on this plan, what I am looking at now then it's his discretion if he wants to go to the building department and say it's an accessory.

MR. PETRO: That we don't have a problem, I'm talking about if he decides, comes before us again at the next meeting and we see now a commercial building or garage plotted in the back of this property, does everybody follow me now?

MR. STENT: Maybe we should hold off.

MR. PETRO: Let them decide what they want to do, want to ask your applicants now?

MR. HILDRETH: I don't want to put any pressure on them, is this something you want to decide this minute, I don't recommend it if you have any doubts what you want to do.

MR. PETRO: We just won't take action. We're reviewing this plan as it stands, lead agency, I don't care if you come back but any further from this point, I want to start over again so I'd rather table it for now.

MR. HILDRETH: That is okay.

MR. PETRO: When you come back, we can move forward.

MR. PETRO: Withdraw your motion.

MR. LUCAS: Yes.

MR. DUBALDI: I withdraw my motion.

MR. HILDRETH: From the parking area to the zone line it's 45 and some change.

MR. PETRO: Close to 30 so you have 75 feet, 85 feet.

MR. PETRO: We're not going to go much further so it is really not important that we get to that point so is there anything else anybody wants to discuss this tonight? Why don't you get it cleaned up and get your application off to DOT and decide what you want to do.

MR. HILDRETH: Okay.



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

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(717) 296-2765

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** KUPRYCH SITE PLAN  
**PROJECT LOCATION:** 279 WINDSOR HIGHWAY (ROUTE 32)  
SECTION 35-BLOCK 1-LOT 50  
**PROJECT NUMBER:** 97-13  
**DATE:** 9 APRIL 1997  
**DESCRIPTION:** THE APPLICATION PROPOSES THE CONVERSION OF AN  
EXISTING RESIDENCE TO AN OFFICE/RETAIL BUILDING  
WITH CARETAKER APARTMENT. THE PLAN WAS  
REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located within the "C" and "R-4" Zoning Districts of the Town. The entire development proposed with this application is located within the portion zoned Design Shopping (C).

The proposed uses are Uses By Right A-1 and A-3, with Special Permit Use B-10 (for the living quarters).

The bulk information shown on the plan is correct for the A-1 and A-3 uses, and the site appears to meet all the bulk requirements, with the exception of four (4) pre-existing non-conformances (this should be properly identified on the bulk table for the asterisked items).

2. With regard to the Special Permit Living Quarters Use, the Board needs to decide if they are considering this a continuation of the previous residential use, or a new (Special Permit) use. If they consider this a new use, a referral to the Zoning Board of Appeals would appear necessary for bulk variances. If the Board considers this a continuation of the previously existing residential use, it may be possible to accept the plan as a pre-existing non-conforming use and bulk situation.

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 2**

**REVIEW NAME:** KUPRYCH SITE PLAN  
**PROJECT LOCATION:** 279 WINDSOR HIGHWAY (ROUTE 32)  
SECTION 35-BLOCK 1-LOT 50  
**PROJECT NUMBER:** 97-13  
**DATE:** 9 APRIL 1997

3. The plan provides 9' x 19' parking spaces, which I understand to be acceptable based on a memorandum from the Town Supervisor and previous action of the Planning Board.
4. The concrete curb detail needs some additional information, and additional information must be added with regard to the proposed parking pavement.
5. The site proposes a new curb cut to Windsor Highway (Route 32). This work will require approval and a permit from the NYSDOT. This application should be referred to DOT for comment ASAP.
6. I recommend that the Board perform an uncoordinated SEQRA review for this application. As Lead Agency for the site plan application, the uncoordinated review would not include review with the NYSDOT of the curb cut issue.
7. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law (if the Board decides the apartment use is a new special permit use, a public hearing would be mandatory).
8. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,

  
Mark J. Eosall, P.E.  
Planning Board Engineer

MJEmk

A:KUPRY.mk



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

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PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF NEW WINDSOR P/B #       

WORK SESSION DATE: 20 SEPT '95 APPLICANT RESUB.  
REQUIRED: Yes

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Kuprych 5/P

PROJECT STATUS: NEW X OLD       

REPRESENTATIVE PRESENT: Steve & Fath Kuprych

MUNIC REPS PRESENT: BLDG INSP. P  
FIRE INSP. P  
ENGINEER X  
PLANNER         
P/B CHMN.         
OTHER (Specify)       

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

279 Windmill Hwy (next to Fbg Guyr.)  
SPL → Bus office w/ Carstatter 200' back 32 C zone.  
A#3 - B#10 35'-1-50 1A 75' strip  
betw Westtrack & Fbg Guyr.  
- Rec Engr or Arch for code compliance for conversion  
Single story -  
200-300 SF office 2 spaces  
+ 2 apt  
4

# MEMO

**To:** New Windsor Planning Board  
**From:** ROBERT F. RODGERS, C.C.A.  
**Subject:** Kuprych Site Plan  
**Date:** April 15, 1997

Planning Board Reference Number: PB-97-13  
Dated: 11 April 1997  
Fire Prevention Reference Number: FPS-97-020

A review of the above referenced subject site plan was conducted on 14 April 1997.

This site plan is acceptable.

Plans Dated: 10 April 1997.

A handwritten signature in black ink, appearing to read 'Robert F. Rodgers', with a large, stylized initial 'R'.

Robert F. Rodgers; C.C.A.

RFR/dh





1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., ~~WATER~~, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 13

DATE PLAN RECEIVED: RECEIVED APR 11 1997

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Stephen D. Kuprych has been

reviewed by me and is approved ☒

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

Water is available for this property.  
Contact water dept. for a possible  
existing curb box-

HIGHWAY SUPERINTENDENT DATE

Steve D. Kuprych 4-15-97  
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

RECEIVED

APR 15 1997

N.W. HIGHWAY DEPT.

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY,

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 13

DATE PLAN RECEIVED: RECEIVED APR 11 1997

The maps and plans for the Site Approval ☒

Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been

reviewed by me and is approved ☒  
disapproved \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*[Signature]* 4/17/97  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, ~~HIGHWAY~~

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

**97 - 13**

DATE PLAN RECEIVED:

**RECEIVED APR 3 1997**

RECEIVED

APR 04 1997

N.W. HIGHWAY DEPT.

The maps and plans for the Site Approval ☒

Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been

reviewed by me and is approved ☒  
disapproved ☐

If disapproved, please list reason \_\_\_\_\_

*D. James Sullivan*  
HIGHWAY SUPERINTENDENT

4/12/97  
DATE

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

**97 - 13**

PLANNING BOARD FILE NUMBER: \_\_\_\_\_

DATE PLAN RECEIVED: RECEIVED APR 3 1997

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Stephen Kuprych has been

reviewed by me and is approved ✓

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

Notify water dept. for water main mark-out

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HIGHWAY SUPERINTENDENT DATE

John D. [Signature] 4-7-97  
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

# MEMO

To: Town Planning Board

From: Town Fire Inspector

Subject: Kuprych Site Plan

Date: 08 April 1997

Planning Board Reference Number: PB-97-13

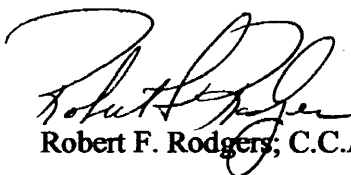
Dated: 3 April 1997

Fire Prevention Reference Number: FPS-97-018

A review of the above referenced subject site plan was conducted on 7 April 1997.

This site plan is acceptable.

Plans Dated: 2 April 1997.



Robert F. Rodgers, C.C.A.

RFR/dh



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

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PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B #

97 - 13

WORK SESSION DATE:

2 APRIL 97

APPLICANT RESUB.

REQUIRED:

Full App

REAPPEARANCE AT W/S REQUESTED:

No

PROJECT NAME:

Kuprych S/P

PROJECT STATUS: NEW OLD

REPRESENTATIVE PRESENT:

WBH

MUNIC REPS PRESENT: BLDG INSP.

around

FIRE INSP.

X

ENGINEER

X

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Between Flag Guy + Pool Place Rt 32  
279 Windsor Hwy

Retail or office

4MJES1 pbwseform



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

RECEIVED APR 3 1997

"XX"

97 - 13

APPLICATION TO:  
TOWN OF NEW WINDSOR PLANNING BOARD

176 TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Chg. \_\_\_\_\_ Site Plan ☒ Spec. Permit \_\_\_\_\_

1. Name of Project STEPHEN R. KUPRYCH SITE PLAN
2. Name of Applicants STEPHEN R. KUPRYCH Phone 562-6011  
FAITH A. KUPRYCH  
Address P.O. BOX 2125 NEWBURGH N.Y. 12550  
(Street No. & Name) (Post Office) (State) (zip)
3. Owners of Record (SAME) Phone (SAME)  
Address (SAME)  
(Street No. & Name) (Post Office) (State) (zip)
4. Person Preparing Plan GREVAS & HILDRETH, L.S., P.C.  
Address 33 QUASSAICK AVENUE NEW WINDSOR N.Y. 12553  
(Street No. & Name) (Post Office) (State) (zip)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (zip)
6. Person to be notified to represent applicant at Planning Board Meeting GREVAS & HILDRETH, L.S., P.C. Phone 562-8667  
(Name)
7. Project Location: On the EAST side of ROUTE 32  
600± feet SOUTH of WILLOW AVENUE  
(direction) (street)
8. Project Data: Acreage of Parcel 1.03 Zone PROJECT IN C  
School Dist. NCSD (REAR OF PARCEL IN RA)
9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y \_\_\_\_\_ N ☒

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 35 Block 1 Lot 50

11. General Description of Project: ALTERATION OF A PORTION OF AN  
EXISTING RESIDENCE TO COMMERCIAL USE (OFFICE OR RETAIL)  
CONTINUATION OF RESIDENCE AS TWO BED ROOM APARTMENT

12. Has the Zoning Board of Appeals granted any variances for this property?        yes   X   no.

13. Has a Special Permit previously been granted for this property?        yes   X   no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

3<sup>rd</sup> day of April 1997

*John D. [Signature]*  
Applicant's Signature

*Beverly C. Edwards*  
Notary Public

BEVERLY C. EDWARDS  
Notary Public, State of New York  
No. 4985788  
Qualified in Orange County  
My Commission Expires April 30, 1998

\*\*\*\*\*  
TOWN USE ONLY:

RECEIVED APR 3 1997  
Date Application Received

97 - 13  
Application Number



"XX"

APPLICANT'S PROXY STATEMENT  
(for professional representation)

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

FAITH A. KUPRYCH~~STEPHEN R. KUPRYCH~~  
(Applicant)

, deposes and says that he

resides at 60 SADDLEBACK RIDGE WALLKILL N.Y. 12589  
(Applicant's Address)in the County of ORANGEand State of NEW YORKand that he is the applicant for the STEVE KUPRYCH  
SITE PLAN

(Project Name and Description)

which is the premises described in the foregoing application and

that he has authorized GREVAS & HILDRETH, L.S., P.C.  
(Professional Representative)

to make the foregoing application as described therein.

Date: April 3, 1997Faith A. Kuprych  
(Owner's Signature)Stephen R. Kuprych  
(Witness' Signature)THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF  
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT  
AND/OR OWNER AT THE MEETINGS.

PROJECT I.D. NUMBER

617.21

SEQR

## Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT / SPONSOR <u>STEPHEN R. KUPRYCH</u> <u>FAITH A. KUPRYCH</u>		2. PROJECT NAME <u>STEPHEN R. KUPRYCH SITE PLAN</u>	
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>279 WINDSOR HIGHWAY</u> <u>TAX MAP SECTION 35 BLOCK 1 LOT 50</u> <u>EAST SIDE OF ROUTE 32; 600'± SOUTH OF WILLOW AVENUE</u>			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: <u>ALTERATION OF A PORTION OF AN EXISTING RESIDENCE TO</u> <u>COMMERCIAL USE (OFFICE OR RETAIL)</u> <u>CONTINUATION OF RESIDENCE AS TWO BED ROOM APARTMENT</u>			
7. AMOUNT OF LAND AFFECTED: Initially <u>1.03</u> acres Ultimately <u>1.03</u> acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly <u>SOME EXISTING CONDITIONS MAY NOT CONFORM TO CURRENT</u> <u>ZONE BULK REQUIREMENTS</u>			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval <u>TOWN OF NEW WINDSOR BUILDING DEPARTMENT</u> <u>BUILDING PERMIT</u>			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: <u>STEPHEN R. KUPRYCH</u>		Date: <u>4/3/97</u>	
Signature: <u>William B. Hildner, L.S. (PREPARER)</u>			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b> C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:  C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:  C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:  C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:  C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:  C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:  C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:  <b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:	
_____ Name of Lead Agency	
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from responsible officer)
_____ Date	

If applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD  
SITE PLAN CHECKLIST

ITEM

1. ☒ Site Plan Title
2. ☒ Applicant's Name(s)
3. ☒ Applicant's Address(es)
4. ☒ Site Plan Preparer's Name
5. ☒ Site Plan Preparer's Address
6. ☒ Drawing Date
7. ☒ Revision Dates
8. ☒ Area Map Inset
9. ☒ Site Designation
10. ☒ Properties Within 500' of Site
11. ☒ Property Owners (Item #10)
12. ☒ Plot Plan
13. ☒ Scale (1" = 50' or lesser)
14. ☒ Metes and Bounds
15. ☒ Zoning Designation
16. ☒ North Arrow
17. ☒ Abutting Property Owners
18. ☒ Existing Building Locations
19. ☒ Existing Paved Areas
20. ☒ Existing Vegetation
21. ☒ Existing Access & Egress

PROPOSED IMPROVEMENTS

22. ☒ Landscaping
23. ☒ Exterior Lighting
24. ☒ Screening
25. ☒ Access & Egress
26. ☒ Parking Areas
27. ☒ Loading Areas
28. ☒ Paving Details  
(Items 25-27)

29. ☒ Curbing Locations
30. ☒ Curbing Through Section
31. ☒ Catch Basin Locations
32. ☒ Catch Basin Through Section
33. ☒ Storm Drainage
34. ☒ Refuse Storage
35. ☒ Other Outdoor Storage
36. ☒ Water Supply
37. ☒ Sanitary Disposal System
38. ☒ Fire Hydrants
39. ☒ Building Locations
40. ☒ Building Setbacks
41. ☒ Front Building Elevations
42. ☒ Divisions of Occupancy
43. ☒ Sign Details
44. ☒ Bulk Table Inset
45. ☒ Property Area (Nearest  
100 sq. ft.)
46. ☒ Building Coverage (sq. ft.)
47. ☒ Building Coverage (% of  
Total Area)
48. ☒ Pavement Coverage (sq. ft.)
49. ☒ Pavement Coverage (% of  
Total Area)
50. ☒ Open Space (sq. ft.)
51. ☒ Open Space (% of Total Area)
52. ☒ No. of Parking Spaces Prop.
53. ☒ No. of Parking Spaces Req.

\* EXISTING

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. N/A Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
55. N/A A Disclosure Statement, in the form set below must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the applicant. the Town of Ne Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with the checklist and the Town of New Windsor Ordinances, to the best of my knowledge

By: William B. Hildreth, L.S.  
Licensed Professional

Date: 3 April 1997

## ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

THIS PROPERTY IS NOT IN A FLOOD ZONE

William B. Hildner, L.S.